

COMMONWEALTH OF VIRGINIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

IN RE: HYBRID PUBLIC HEARING
HEARD BEFORE: BOARD OF HOUSING AND COMMUNITY
DEVELOPMENT
ANDREW FRIEDMAN, PRESIDING

MARCH 21, 2022

CONFERENCE ROOM

4224 COX ROAD

GLEN ALLEN, VIRGINIA

10:05 A.M.

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1 APPEARANCES:

2 Andrew Friedman, Presiding
3 HCD Board member

4 BOARD MEMBERS:

5 Mark Jackson
6 HCD Board

7 Patricia Shields
8 HCD Board

9 Susan Dewey
10 HCD Board

11 Sean Farrell
12 HCD Board

13 Claudia Cotton
14 HCD Board

15 Abby Johnson
16 HCD Board

17 Scott Garber
18 Virginia Fire Services Board

19 Keith Johnson
20 HCD and Virginia Fire Services Board

21 Ernie Little
22 Virginia Fire Services Board

23 Larry Murphy
24 HCD Board

25 Sylvia Hallock
HCD Board

1 BOARD MEMBERS (con't.):

2 Paykon Sarmadi
3 HCD Board

4 DHCD STAFF:

5 Bryan Horn
6 Director, Housing and Community Development

7 Jay Grant
8 Director of Outreach, Planning and Compliance

9 Tory McGowan
10 Program Manager Real Estate

11 Sandra Powell
12 Senior Deputy, Housing and Community Development

13 Cindy Davis
14 Deputy Director Building and Fire Regulation

15 Jeff Brown
16 Director, State Building Codes Office

17 Kristen Dahlman
18 Policy and Legislative Director

19 Grace Wheaton
20 Senior Policy Analyst

21 LeGrand Northcutt
22 Senior Policy Analyst

23 Kyle Flanders
24 Senior Policy Analyst and Regulatory
25 Administrator

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22 Adjournment

25 *Public speakers offering comments via Google Meets.

1 (The hybrid public hearing commenced at
2 10:05 a.m., and the Board's agenda commenced as
3 follows:)

4
5 MR. FRIEDMAN: Good morning. We'd
6 like to call to order the meeting of the
7 Board of Housing and Community Development.
8 I'm serving as the -- actually, Bryan is
9 going to do the first order of business,
10 which is the election chair.

11
12 MR. HORN: I think that we're good.

13
14 MR. FRIEDMAN: Oh, okay. So we are
15 in the meeting of the Housing and Community
16 Development. We're calling the public
17 hearing -- okay. You're dealing with an
18 amateur chair and so I apologize.

19 So we're going to call the --
20 Chairman Abbasi is unable to attend today,
21 so we're holding a public hearing to receive
22 comments prior to the proposed regulations.
23 And at this point, we welcome all the
24 members of the Board of Housing and
25 Community Development and the Fire Services

1 Board that are present today. I think we'd
2 like to go around to them and have them be
3 introduced so we know who's in the room.
4 Can we start with Mark at the end?

5
6 MR. JACKSON: Sure. Mark Jackson
7 with -- I'm actually with Community Housing
8 Partners out in southwest Virginia.

9
10 MS. SHIELDS: Patricia Shields.
11 I'm from Falls Church, Virginia.

12
13 MS. DEWEY: Susan Dewey. And I'm
14 with Virginia Housing.

15
16 MR. FARRELL: Good morning,
17 everybody. I'm Sean Farrell, board member
18 and with the Virginia Building and Code
19 Officials Association as the director of
20 regulatory compliance.

21
22 MS. COTTON: Good morning. I'm
23 Claudia Cotton, CEO of the Coastal Virginia
24 Building Industry Association. I'm
25 representing the -- the Third Congressional

1 District on the Board. And also serving now on
2 the Fire Services Board.

3
4 MS. JOHNSON: Hi, I'm Abby Johnson in
5 Williamsburg, Virginia representing the First
6 Congressional District and I'm with a nonprofit
7 out of Williamsburg.

8
9 MR. GARBER: Good morning. I'm Scott
10 Garber. I'm the chair of the Virginia Fire
11 Services Board as well as the fire chief for the
12 City of Staunton.

13
14 MR. FRIEDMAN: And I'm Andy Friedman. I
15 represent the Second Congressional District.

16
17 MR. HORN: I'm Bryan Horn. I'm the new
18 director the Department of Housing and Community
19 Development. And I serve as secretary for this
20 Board.

21
22 MR. FLANDERS: Kyle Flanders. I'm the
23 staff support to the Board on the DHCD. And if
24 at all possible, myself included, please speak up
25 when you're speaking. Thank you.

1 MR. JOHNSON: I'm Keith Johnson, full
2 time fire chief in Loudoun County, represents --
3 representing this Board at the Virginia Fire
4 Service Board co-chair -- vice-chair.

5
6 MR. LITTLE: Ernie Little, Fire Services
7 Board. I'm representing the Virginia Fire
8 Prevention Association.

9
10 MR. MURPHY: I'm Larry Murphy
11 representing the Fourth Congressional District.
12 President of Urban Development for -- for
13 Petersburg-Chesterfield area. I'm also the past
14 president of the Home Builders of Southside
15 Virginia.

16
17 MR. SARMADI: I'm Paykon Sarmadi. I'm
18 the department head of Balzer and Associates out
19 of our Shenandoah Valley Office. And nice to see
20 everybody again.

21
22 MR. FRIEDMAN: Okay. So at this point,
23 I will -- before we begin to receive public
24 comment, I would like to explain how the hearing
25 will be conducted. Anyone wishing to speak

1 should sign in at the registration desk near the
2 door or enter their name in the chat online.
3 Comments offered by a speaker -- previous speaker
4 need not be repeated.

5 The speaker may establish their
6 position on any point simply by referring to the
7 earlier statement which expresses their position.
8 We ask that each speaker limit remarks to two
9 minutes due to the number of people we expect to
10 comment on the various issues.

11 We welcome the submission of written
12 statements. In such cases, oral comments are not
13 necessary. The Board will review all written
14 materials that are submitted.

15 If you have written statements
16 today, please let -- leave them with Kyle
17 Flanders or send them to
18 kyle.flanders@dhcd.virginia.gov. We will receive
19 public comment in this order.

20 First on the Statewide Fire
21 Prevention Code. Next on the Uniform Statewide
22 Building Code, then the Virginia Amusement Device
23 Regulations. And last, the Virginia
24 Industrialized Building Safety regulations. We
25 will go first to those people here in person and

1 then to those online. I now open the public
2 hearing and have Kyle call the first speaker.

3
4 MR. FLANDERS: Thank you. First speaker
5 in person is Steve Shapiro.

6
7 MR. SHAPIRO: I'm speaking on the
8 building amendments.

9
10 MR. FLANDERS: Oh, I'm sorry. We do not
11 have anyone registered for the Statewide Fire
12 Prevention Code at this time, either online or in
13 person.

14
15 STAFF MEMBER: Online or for the
16 Statewide -- no.

17
18 MR. FRIEDMAN: Okay. So then, we'll
19 hear comments on the Uniform Statewide Building
20 Code.

21
22 MR. SHAPIRO: Good morning, all. Happy
23 Spring.

24
25 MR. FLANDERS: Good morning.

1 MR. FRIEDMAN: Welcome.

2
3 MR. SHAPIRO: I'm Steve Shapiro. I
4 retired as a building official after 34 years in
5 Hampton, Virginia. And I've been involved in the
6 code-development process in Virginia for over 40
7 years.

8 I'm here today on behalf of AOBA,
9 which is the Department of Office Building
10 Association, and also VAMA, which is the Virginia
11 Apartment and Management Association.

12 Together, they represent 172M square
13 feet of commercial office space and 630,000
14 residential and rental units. I'm also a past
15 president of the ICC, International Code Council
16 and have traveled the nation visiting ICC
17 chapters.

18 And I can tell you that Virginia is
19 held up as a model -- a national model for our
20 code development process. And the reason is
21 because of our inclusive process.

22 All stakeholders are invited to the
23 table, all stakeholders have a voice at the
24 table. And only changes that achieve consensus
25 are advanced out of the work groups. And it's

1 really come to be known as the Virginia way. And
2 believe me, we are held up as a national model
3 because of this.

4 I also want to give a shout out to
5 Cindy Davis and -- and all the DHCD staff who've
6 done a fantastic job facilitating the subwork
7 groups and the work groups.

8 I'm a member of several of the
9 subwork groups. I've gone to all the work group
10 meetings. And they do a fantastic job. They're
11 second to none, we couldn't be where we are
12 without them.

13 So that's really all I want to say
14 and ask you all is to trust the process. We've
15 got a great process in Virginia. It works well
16 and I hope that you'll -- you'll trust that as we
17 go forward with the 2021 cycle. Thanks for
18 allowing me to speak.

19
20 MR. FRIEDMAN: Thank you.

21
22 MR. FLANDERS: Thank you. Next up, we
23 have Mr. Bob Shippee.

24
25 MR. SHIPPEE: Good morning. My name is

1 Bob Shippee. I'm a resident here in Henrico. I
2 am very interested in energy efficiency. And
3 after having observed this group for the last
4 couple of years, I'm -- I appreciate what you do
5 and the impact you can have on Virginians.

6 I just want to call out two items
7 that maybe in the past you haven't had to weigh
8 as heavily as you contemplate the Code standards.
9 One is inflation that's currently becoming more
10 of an issue, especially for low and moderate
11 income Virginians.

12 One of the ways that we can help
13 Virginians with affording those monthly bills is
14 to help reduce utility costs. And one of the
15 best ways to do that is to have higher efficiency
16 building standards.

17 So I would encourage you to weigh
18 that maybe a little more heavily than -- than you
19 have in the past. The other issue, obviously,
20 that's going on in the world today is -- is the
21 war in Ukraine.

22 And -- and whether it's that or
23 disruption in the Middle East or something else,
24 it's pretty clear that going forward, we do risk
25 energy disruption. And we -- we should seek to

1 have energy independence as -- as much as
2 possible in this country and in this state. One
3 of the best ways to do that, again, is to use
4 less energy. And again, higher efficiency
5 building codes helps with that. So I appreciate
6 your time. Thank you.

7
8 MR. FRIEDMAN: Thank you.

9
10 MR. FLANDERS: Susan Miller.

11
12 MR. FRIEDMAN: Welcome.

13
14 DR. MILLER: Good morning. I'm
15 Dr. Susan Miller. I'm a retired family doctor
16 and a member of the Virginia Clinicians for
17 Climate Action on behalf -- on whose behalf I
18 present the comments.

19 VCCA is an organization of about 450
20 physicians and other health providers, which is
21 the state branch of a national organization
22 called the Medical Society Consortium on Climate
23 and Health. We were founded in 2017 to bring the
24 clinician voice to climate change advocacy in
25 Virginia through education, advocacy and

1 community outreach. As clinicians, we're
2 concerned about the health of our patients and
3 communities and are aware of the impacts of
4 climate change effecting them now.

5 So why would we be commenting about
6 building codes? The health benefits of strong
7 building codes are significant. Buildings are
8 the third largest source of carbon pollution.

9 And numerous scientific studies have
10 demonstrated that housing renovations that
11 improve ventilation, insulation, heating and
12 cooling equipment result in reduced pollutants.

13 Increased insulation protects
14 against cold-heat related deaths in areas that
15 experience extreme temperatures. And improved
16 air quality reduces asthma and exacerbations
17 chronic obstructive lung disease.

18 Better controlled moisture in
19 buildings reduces mold and allergies. An
20 avoidance of building materials that contain
21 hazardous substances reduce the risk of cancer.

22 Improved indoor air quality can
23 particularly benefit those who are in low income
24 populations. Upgraded HVACs limits exposure to
25 particulates to gaseous pollutants and to mold.

1 And studies conducted in 2014 found that low
2 income populations living in green buildings
3 experienced fewer symptoms of respiratory illness
4 and generally improved health. Many of the
5 impacts of a changing climate are being felt by
6 our patients today.

7 Heat illness is increasing, allergy
8 season is earlier. Lyme disease is spreading.
9 The way we build and renovate impacts our health.
10 Structural efficiency improvements are much less
11 costly if --

12
13 MR. FRIEDMAN: Ms. Miller.

14
15 DR. MILLER: -- installed during the
16 initial construction.

17
18 MR. FRIEDMAN: Excuse me, but that's --
19 that's your two minutes.

20
21 DR. MILLER: Okay. And for these
22 reasons -- just about done -- VCCA supports the
23 adoption of the full 2021 IECC without any
24 weakening amendments. Better building codes
25 protect Virginians' health.

1 MR. FRIEDMAN: Thank you very much.
2 Next speaker.

3
4 MR. FLANDERS: Next we'll move to
5 virtual speakers unless there's anyone else in
6 the room in person to speak. Okay. The first
7 are Laura Baker or Eric Lacey.

8
9 MS. BAKER: Yes, good morning. Can you
10 hear me okay?

11
12 MR. FLANDERS: Yes.

13
14 MS. BAKER: Great. Good morning. I'm
15 Laura Baker and I'm with the Responsible Energy
16 Codes Alliance. RECA strongly supports
17 Virginia's proposed adoption of the 2021 IECC for
18 both residential and commercial construction.

19 The full 2021 IECC provides clear
20 energy costs savings. According to a report from
21 the US DOE, new homes built in Virginia after
22 2021 will save almost 18% in energy costs in the
23 first year alone as opposed to -- compared to
24 Virginia's current energy code. And on the
25 commercial side, DOE also did a study that showed

1 that building -- commercial buildings built under
2 the 2019 version of Actuary Standard 9.1 -- which
3 is a client's option. And the 2021 IECC will
4 save an average of three cents -- 3.7 cents a
5 square foot on average every year in energy cost
6 savings.

7 Now we'd like to see Virginia
8 eventually eliminate the weakening amendments
9 that are currently in the Code and adopt a full,
10 unamended version of the 2021 IECC. And we've
11 put some proposals in. We've been working
12 through the working groups and we're looking
13 forward to that process.

14 At -- and the proposed 2021 IECC is
15 a big step forward and will provide immediate and
16 long-lasting cost savings for -- as well as help
17 Virginia reach its energy policy goals.

18 Thank you for your time. And yeah
19 -- I'm available for questions. I notice we're
20 not doing questions today. So I appreciate it.
21 Thank you.

22
23 MR. FRIEDMAN: Thank you very much.
24 Next speaker.

1 MR. FLANDERS: Next we'll have William
2 Penniman.

3
4 MR. PENNIMAN: Thank you. I am William
5 Penniman. I participated in the last cycle on
6 behalf of the Virginia Chapter of the Sierra Club
7 and three other organizations with a total of
8 30,000 members -- or more than 30,000 members in
9 Virginia.

10 Since I last spoke to you -- and I
11 submitted comment back in December. But more
12 importantly, I would mention three items that
13 have occurred first in 20 -- late 2020, the IECC
14 published in 2021.

15 An IECC which, significantly,
16 improved energy efficiency compared to 2018 Code,
17 which Virginia is still behind. Second, in early
18 2021, the General Assembly amended Virginia law
19 to require that the Code meet or exceed -- and it
20 be at least as stringent as the latest IECC,
21 which was then the 2021 IECC.

22 With the exceptions only that the
23 construction costs increment exceed the savings
24 to residents and the public and the benefits for
25 the public over time, including pollution

1 reduction benefits. In the summer of 2021, as
2 Laura just mentioned, the Department of Energy --
3 through a specific national northwest laboratory
4 -- published data finding that the 2021 IECC had
5 [unintelligible] and benefit the public.

6 So the starting point should be a
7 2021 IECC not weakening amendments of the past.
8 I have -- I have submitted proposals in the new
9 cycle.

10 I will be working in the work group
11 to try and get them adopted and work with members
12 of -- of all communities in trying to improve
13 those provisions and the like -- eventually to
14 get Virginia to and beyond the 2021 IECC.

15 I would note that we sent reports of
16 climate change show that it is getting worse
17 faster than ever predicted, that Virginia's --
18

19 MR. FRIEDMAN: Mr. Penniman.

20
21 MR. PENNIMAN: [unintelligible].

22
23 MR. FRIEDMAN: Mr. Penniman, that's your
24 two minutes.
25

1 MR. PENNIMAN: We need to reduce our
2 energy consumption and allow residents to save
3 money by have -- using less energy. Thank you.
4

5 MR. FRIEDMAN: Thank you for your
6 comments.
7

8 MR. FLANDERS: Next we have Mr. Eric
9 Dopplerue [sp]. Oh. We'll check back. Eric --
10 so Mr. Michael Topperman. Try back there.
11 Mr. Frederick Krimgold.

12
13 MR. KRIMGOLD: Yes. My name is Fred
14 Krimgold. And I'm the former associate dean for
15 the College of Architecture and Urban Space for
16 Research and Public Service.

17 And also a -- a former resident of
18 the Architectural Research Center's consortium of
19 the AIA Research Corporation. And I would like
20 to speak strongly in favor of the adoption of the
21 2021 IECC model code without any weakening
22 provisions as been included in the past. The
23 AIA, nationally, has established a -- a 2030
24 challenge and a 2030 commitment which commits the
25 organization -- that is the National Organization

1 of Architects -- to the accomplishment of net
2 zero construction of new buildings and major
3 renovations by the year 2030.

4 And that implies a definite decrease
5 in the amount of greenhouse gas emissions from
6 new construction and major renovation over the
7 intervening period.

8 I might add to that that the
9 important implication of the new legislation is
10 that we consider the life cycle cost, including
11 construction and operation of buildings over the
12 useable lifetime of that building.

13 And that optimizing that life cycle
14 cost is -- really has to become the principle on
15 which we base our regulatory effort. I'd add to
16 that that builders, architects and engineers and
17 building regulators have a major responsibility
18 in defending us against the challenges of climate
19 change.

20
21 MR. FRIEDMAN: Mr. Krimgold, thank you

22 --

23
24 MR. KRIMGOLD: Thank you.

1 MR. FRIEDMAN: Thank you for your
2 comments.

3
4 MR. FLANDERS: Next we have Angie Ticama
5 [sp]. Angie. We'll come back. Next, Karen
6 Potter. Okay. Kate Walker.

7
8 MS. WALKER: Good morning.

9
10 MR. FRIEDMAN: Good morning.

11
12 MS. WALKER: Good morning, Chairman
13 Abbasi, Vice-Chairman Meringoff and members of
14 the Board. I'm Kate Walker. I'm the
15 environmental programs coordinator for the City
16 of Falls Church.

17 And my comments represent the
18 vision, goals and legislative priorities of the
19 city. We strongly urge the Board to adopt the
20 2021 IE -- International Energy Conservation Code
21 without weakening amendments as it updates USBC.

22 Under H2227, the Board is required
23 to assess the public health, safety and welfare
24 benefits of adopting standards at least as
25 stringent as the IECC, including potential energy

1 savings that add to energy benefits over time.
2 And you've heard several times already this
3 morning, the US Department of Energy and the
4 Pacific Northwest National Laboratory have shown
5 the potential energy savings from the 2021 IECC,
6 exceeding costs of construction.

7 It'll make buildings more energy
8 efficient and lower utility costs. And the net
9 savings will make housing more affordable, which
10 is a top policy priority for -- in the City of
11 Falls Church.

12 Adopting the 2021 IECC in whole will
13 also provide important public health, safety,
14 welfare and [unintelligible] benefits, including
15 healthier and more comfortable living
16 environments, increased resilience -- which is
17 becoming increasingly important -- and reduced
18 greenhouse gas emissions.

19 The City of Falls Church has the
20 goal of reducing its greenhouse gas emissions 80%
21 by 2050, and many jurisdictions throughout
22 Virginia have similar goals.

23 With more than half of our
24 greenhouse gas emissions resulting from buildings
25 and energy efficient, US can see incorporating

1 the 2021 IECC is absolutely essential for the
2 city to successfully achieve its goals. So we
3 urge you to adopt the full 2021 IECC without
4 weakening amendment. Thank you.

5
6 MR. FRIEDMAN: Thank you very much.

7
8 MR. FLANDERS: Sally Newkirk.
9 Ms. Newkirk, we can't hear you at this time.

10
11 MS. NEWKIRK: Can you hear me now?

12
13 MR. FLANDERS: Yes.

14
15 MS. NEWKIRK: Okay. My name is Sally
16 Newkirk and I live in Rockingham County. And I'm
17 speaking today on behalf of Climate Action
18 Alliance of the Valley. I'm also a real estate
19 agent.

20 I've been a real estate agent for 20
21 years. And I believe that comfort, security and
22 relaxation make a house a home. I like to sell
23 and help people buy healthy, energy efficient and
24 comfortable homes. People need to be able to pay
25 their monthly mortgage and their utility bill. I

1 often provide advice to clients -- sellers and
2 buyers -- about the importance of energy
3 efficiency and in keeping a home more comfortable
4 and more affordable.

5 And here in Harrisonburg, in
6 Rockingham County, the central Habitat for
7 Humanity district, we've been building EarthCraft
8 standard homes for almost a decade now. And in
9 this particular district, we have -- are
10 beginning to put solar panels.

11 Because we all talk about housing
12 affordability these days. But if you have to
13 choose between paying your mortgage and paying
14 for your heat or your groceries, then it's not
15 affordable.

16 It's vital for Virginia's building
17 codes to recognize the importance of building
18 into new homes houses with EV and solar ready --
19 readiness.

20 And it's -- and lasting value that
21 energy efficient and low energy use home has. As
22 a realtor, I can assist with messaging and
23 marketing for these homes. I urge this Board to
24 adopt the 2021 IECC standards to make this a
25 reality in Virginia. Thank you so much.

1 MR. FRIEDMAN: Thank you for the
2 comments. Next speaker.

3
4 MR. FLANDERS: We have Maren Mahoney.

5
6 MS. MAHONEY: Hi, good morning. My name
7 is Maren Mahoney. Thank you for the opportunity
8 to provide comments this morning. I'm speaking
9 today to urge the adoption of the 2021
10 International Energy Conservation Code without
11 weakening amendments, as you consider updates to
12 Virginia's -- the state's Uniformed Statewide
13 Building Code over the next year.

14 I'm here today on behalf of Ceres, a
15 non-profit sustainability organization that works
16 with major institutional investors and companies
17 and support policies that increase access to
18 modes of economical de-carbonization.

19 The Ceres' business for innovative
20 climate and energy policy or BICEP network has a
21 coalition of more than 80 major businesses and
22 employers committed to advocating for stronger
23 climate and clean energy policies at the state
24 and federal level. BICEP members and
25 headquarters are significant footprints in

1 Virginia, including MARS, Inc., Nestle,
2 Salesforce, Unilever, Workday and Worthen
3 Industries.

4 Ceres also organizes an energy
5 optimization work group and a complementary
6 business group comprised of leading businesses,
7 service providers, product manufacturers and
8 users engaging on the state and federal level
9 energy optimization policies.

10 Many of these members have been
11 businesses in Virginia as well. Building codes
12 are one of the most cost effective ways to reduce
13 the energy use and emissions from our
14 environment.

15 They are especially important
16 because buildings account for more than 48% of
17 all energy consumed by our state. Moreover,
18 energy efficient construction replaces the
19 likelihood that a home will default and is a
20 critical tool for building the economic and
21 resilience of our communities.

22 As you've heard from previous
23 commenters, recent independent analysis from the
24 US Department of Energy, specific Northwest
25 National Lab, shows that it will be a boon for

1 the state for decades to come by delivering \$2.5B
2 in energy cost savings, avoiding more than 11M
3 metric tons of carbon emissions and creating more
4 than 6,000 new jobs in the construction sector
5 alone.

6 On behalf of Ceres, we hope that you
7 will adopt the 2021 International Energy
8 Conservation Code without weakening amendments as
9 part of this Code update cycle. And I thank you
10 for my -- for the consideration of my comments
11 today.

12
13 MR. FRIEDMAN: Thank you very much.

14
15 MR. FLANDERS: Kristel Riddervold.

16
17 MS. RIDDERVOLD: Hi, good morning. My
18 name's Kristel Riddervold, and I'm the
19 environmental sustainability manager for the City
20 of Charlottesville. My comments represent the
21 vision and legislative priorities of the city.

22 I appreciate in advance the hard
23 work that will go into this cycle of building
24 code development. In both this and last year's
25 legislative packet, the City of Charlottesville

1 included support for the state to adopt
2 residential and commercial building codes that
3 meet or exceed the latest national and
4 international standards.

5 As such, I'm speaking today to urge
6 the adoption of the 2021 IECC without weakening
7 amendments as you consider updates to Virginia's
8 Uniformed Statewide Building Code.

9 The City of Charlottesville supports
10 this position for the following reasons, and as
11 previously mentioned, the US DOE and the Pacific
12 Northwest National Laboratory -- the I -- the
13 2021 IECC will develop -- will deliver
14 significant energy saving costs -- cost savings,
15 avoid substantial carbon emissions and create new
16 jobs.

17 The 2021 IECC will make buildings
18 more energy efficient and lower utility costs, as
19 well as help to improve indoor and outdoor air
20 quality.

21 The net savings will make housing
22 more affordable, which is also a policy priority
23 for the city. In 2019, Charlottesville adopted
24 updated greenhouse gas reductions goals of 45% by
25 2030 and carbon neutrality by 2050. We're

1 currently developing a climate action plan to
2 meet these targets. With about 60% of our
3 emissions coming from the residential and
4 commercial sectors combined, an energy efficient
5 USBC incorporating the 2021 IECC is essential for
6 the city to successfully achieve its goals.

7 As a member of a Virginia local
8 government energy and sustainability
9 professionals peer network, I know that there are
10 several other cities and counties across the
11 Commonwealth with similar climate goals.

12 And we have routinely discussed the
13 critical, positive impact of improved building
14 codes. Thank you for your consideration of these
15 comments and we hope you will adopt the 2021 IECC
16 without weakening amendments as part of this Code
17 update cycle. Thank you very much.

18
19 MR. FRIEDMAN: Thank you.

20
21 MR. FLANDERS: Next we have Andrew
22 Clark.

23
24 MR. CLARK: Hey, good morning. Can you
25 hear me all right?

1 MR. FRIEDMAN: Yes.

2
3 MR. CLARK: Thank you. Andrew Clark on
4 behalf of the Homebuilders Association of
5 Virginia. First, I'd just like to thank all of
6 you for serving on this critically important
7 regulatory body that really makes decisions that
8 impacts every Virginian.

9 And there will be plenty of
10 opportunities to talk about specific proposals.
11 But today, I really wanted to focus on what this
12 Board does to -- and how the Board's decisions
13 factor into housing affordability and where we're
14 at now.

15 In December, the Virginia Joint
16 Legislative Audit Review Commission, JLARC,
17 released a 200-page report -- which I know
18 everybody's going to go home and read.

19 But it really focused on the dire
20 need to expand access to housing for individuals
21 across the income spectrum. And to just
22 highlight a few of the data points that they
23 found -- statewide, median home sales prices rose
24 between -- rose 15% between 2020 and 2021. In
25 Hampton Roads, that number is 41% along with a

1 37% increase in far southwest Virginia, 32%
2 increase in southside, 18% in the Valley, 16% in
3 Central Virginia. And you kind of get it from
4 there.

5 Secondly, the report found that
6 every region of the Commonwealth between 22% and
7 34% of households are cost-burdened, meaning
8 they're spending more -- more than 30% of their
9 income on housing costs.

10 Which is widely accepted as the --
11 the threshold where your housing costs start to
12 negatively constrain the household budget, making
13 it difficult to afford medical bills and other
14 necessities and increasing the likelihood of
15 eviction.

16 And then finally, this is -- I think
17 --- the most relevant number. JLAR found that in
18 the rental market alone, Virginia is short about
19 200,000 affordable units for folks at the lower
20 end of the income spectrum.

21 And that shortage ranges from 6,000
22 units in far southwest to 60,000 units in
23 Northern Virginia. And so, you know, why am I
24 talking about this? I say as we go through this
25 process, it's important to remember that the

1 building code is a baseline standard of quality,
2 safety and efficiency in new homes. And that --

3
4 MR. FRIEDMAN: Mr. Clark.

5
6 MR. CLARK: -- consumers always have the
7 ability to purchase or build a home that's built
8 to a higher standard if that's something they
9 want or can afford. But what we're looking at
10 doing is setting a baseline standard and --

11
12 MR. FRIEDMAN: I have to interrupt you.

13
14 MR. CLARK: -- I think it's important
15 that we don't set that standard so high that, you
16 know, small annual savings in energy costs really
17 don't cut the mustard with a mortgage or actually
18 the -- the upfront costs of getting into a home.

19 So I got a little feedback there.
20 I'm not sure what you all meant. But I just
21 encourage the Board to --

22
23 MR. FRIEDMAN: You've gone over your two
24 minutes.

1 MR. CLARK: -- to really understand and
2 dive into the impact that each code proposal has
3 on ability for folks to -- to move into a home or
4 to rent an apartment. Thank you all.

5
6 MR. FRIEDMAN: Thank you. Okay.

7
8 MR. FLANDERS: Is Allan Larson? Eric
9 Dopplerue? Michael Topperman said he's not going
10 to speak. Angie Hickamo [sp]? Erin Potter.
11 Okay. That concludes the rest of the speakers on
12 the Code.

13
14 MR. FRIEDMAN: Thank you, Kyle. Are
15 there any other persons wishing to speak
16 regarding the issues for which this hearing is
17 convened? Hearing none, the hearing is now
18 concluded.

19 All of the comments you all made
20 will be taken under advisement by the Board. I
21 would also like to emphasize that any written
22 statements received will be considered by the
23 Board. Thank you very much.

24
25 (The hybrid public hearing concluded at

1 10:37 a.m.)

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CERTIFICATE OF THE COURT REPORTER

I, Debroah Carter, hereby certify that I was the Court Reporter at the HYBRID PUBLIC HEARING regarding UNIFORMED STATEWIDE BUILDING CODE , heard in Glen Allen, Virginia, on March 21st, 2022, at the time of the hybrid public hearing herein.

I further certify that the foregoing transcript is a true and accurate record of the testimony and other incidents of the hybrid public hearing herein.

Given under my hand this 28th of March, 2022.



Debroah Carter, CMRS, CCR
Virginia Certified
Court Reporter

My certification expires June 30, 2022.

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